



**Rent** £18,000 Per annum

**Size** 660 Square feet

**Ref** #2927

## Address

**Address:** 96 High Street

**Postcode:** KT10 9QJ

**Town:** Esher

**Area:** Surrey

## Location

The premises occupy a good trading location close to Waitrose. Other multiples in the town include Boots, Caffé Nero, Pizza Express and Everyman Cinema.

## Description

The shop boasts a light and airy retail space measuring approximately 432 sq ft. To the rear there is a fitting room, separated by a stud wall and two good sized stock rooms, kitchenette and two WC's.

The unit should suit a variety of different uses within the new E use class.

Assignment of lease for the remaining term, expiring 21st November 2024- lease drafted outside The Landlord & Tenant Act 1954. The passing rent is £18,000 p.a.

Freehold also available with vacant possession of shop- Guide price £325,000.

Viewings by appointment only through us please.

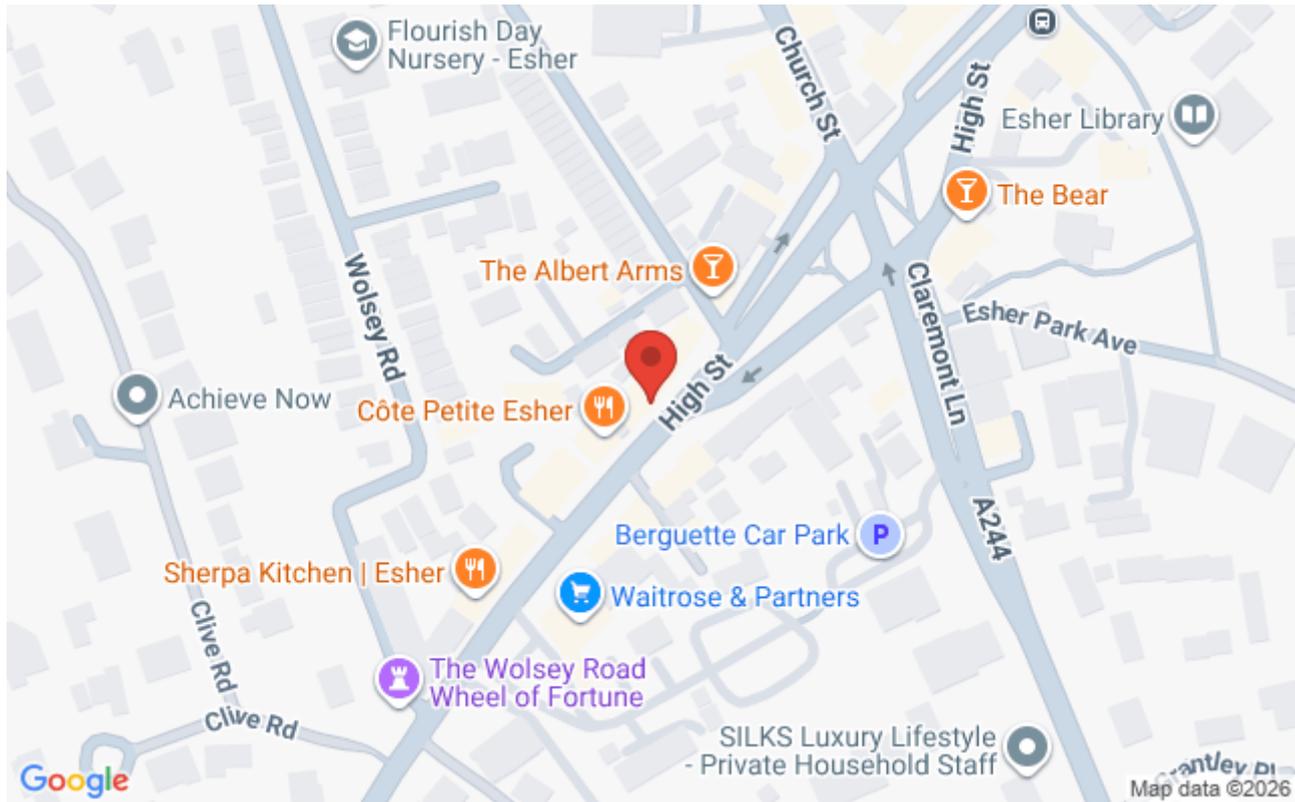
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V of £19,000, payable at the prevailing rate.
<b>Lease details:</b>	Lease expires 21st November 2024- lease drafted outside The Landlord & Tenant Act 1954.

## Features

- ✓ A1 use
- ✓ A2 use
- ✓ A3 use
- ✓ B1 use
- ✓ D1 use
- ✓ Early viewing recommended
- ✓ Immediately available
- ✓ Parking close by
- ✓ Town centre location

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





